

Notes from interviews, re: Utility Chapter Review

1. Interview with Gerry Essenberg: 3 Waters Manager

A: Changes desired for Utility and Designation Chapters

Problems that QLDC has had in the past trying to get consent for water utilities were discussed in general, including upgrading of the Bible Terrace, Glenorchy, water reservoir; and the Remarkables Park sewage pump station, down Riverside Road, Frankton.

Would like to see blanket rules that apply to water utilities. For example, would like all sewage pump stations to be a permitted activity, if meet certain requirements; such as under 20m² building footprint above ground, and under 3m in height.

Happy for utilities to have a site standard or other rule requiring screening, but would like the word “landscaping” to be avoided, as often earthworks and/or one or two trees for example, may be enough to screen a small utility and wish to avoid costs associated with getting in a landscape architect etc. Where appropriate it would be better for the call on what landscaping is required to be made in-house or by Lakes Env without a formal consent being required.

Similarly, it would be great if there could be a generic set of rules for water supply reservoirs, with a consent only required if the rules cannot be met. Again size and screening would need to be looked at. With the water reservoirs, if they are concrete, then it is preferred that they are not painted, as it quickly peels and looks unattractive. The concrete is more in keeping with the appearance.

Would also like water utilities under certain size requirements to be a permitted activity in Council reserves. Again if under 20m² above ground could proceed as a permitted activity that would be great.

Inaccurate locations shown for some water designations on District Planning Maps need to be fixed.

B: Water Utility Upgrades Required in the Near Future

-Work required on water utilities in the near future is the upgrade of Bible Terrace – would like a bigger reservoir higher up the hill, perhaps hidden from view by earthworks.

-Also need a new reservoir site in Frankton

-A new pump station in the Council reserve below Millennium Hotel.

C: Other District Plan Issue

Some subdivisions (recent example is at Quail Rise) have been allowed to proceed with sewer and stormwater pipes going through the middle of sections, which then have the new landowners wanting to build over top of them. This is inappropriate. If the pipes are put in first then the subdivision plan

needs to be designed around the pipes, with all pipes being within 3m of side boundaries. No pipes should be located against rear boundaries as these will not be able to be accessed when buildings are then built on the sites. Perhaps the Subdivision Chapter needs to deal with this issue.

2. Interview with Stefan Borowy: Solid Wastes Manager

A: Issues with Utility Chapter

Council has seven closed landfills and there are no District Plan issues with these. Council has two transfer stations, one in Glenda Drive and one in Riverbank Road, Wanaka and no upgrading of either of these is likely in the near future. The Designation that applies to Council's big landfill site (Ref. 76: Victoria Bridge Terrace site) is well written and does not require changing.

The requirement for waste management facilities to be a discretionary activity is correct and should remain.

In conclusion, the District Plan requires no changes with regard to waste management utility activities.

B: Other District Plan Issue

Consultation on the Waste Minimisation Strategy highlighted that the District Plan needs to contain stricter rules to require private developers to include provisions for waste storage and recycling in both new buildings and new subdivisions; and to divert waste from landfills. Refurbishment of existing buildings is also required in some instances.